

COMPT83-586General Counsel83-04333

DDA 83-0065/6

25 May 1983

MEMORANDUM FOR: Director of Central Intelligence

VIA: Deputy Director of Central Intelligence
 Executive Director
 Comptroller
 General Counsel

FROM: Harry E. Fitzwater
 Deputy Director for Administration

SUBJECT: Agency Operation of the Power Plant at Headquarters

BAC-10
T-6

1. This memorandum contains a recommendation to request that the Central Intelligence Agency be given control of the power plant at the Headquarters compound. You may recall the power problem which occurred on the evening of 12 May and continued until the morning of 14 May when a major underground electrical feeder failed at a point between the power plant and the Headquarters building. This cable and other major utility system components are over twenty years old and have reached a stage where the remaining useful life expectancy is becoming a matter of such concern that they must no longer be taken for granted.

2. As the daily operational mode of Headquarters becomes more dependent upon data terminals and word processors, the quality of the utilities that has been available to communications/computer centers must be extended to the office areas.

3. At the core of such an extension is the Headquarters power plant from which all electrical power, steam, and chilled water are supplied to the Headquarters building. A study of the plant has been made by an independent contractor. The study's recommendations involve skill levels and contractual support that I believe would be extremely difficult to acquire if the General Services Administration (GSA) remains in operational control of the plant. An example of the level of operation and maintenance (O&M) of GSA versus CIA controlled O&M can be seen in the pictures attached. These pictures were taken of areas in the NPIC utilities building before and after CIA took control of O&M. Our Headquarters power plant, although bad, has not deteriorated to this level. It is understaffed and preventive maintenance is an exception rather than a rule. In my estimation it is unacceptable.

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SUBJECT: Agency Operation of the Power Plant at Headquarters

4. We have included funds in our FY'85 program in the amount of \$1.6 million to take over the O&M of the power plant. The remaining funds required for our managing the plant (about \$5.9 million) will be offset by the Standard Level User Charge (SLUC) which we pay to GSA and by the operating funds which are already included in the Office of Logistics' budget.

5. It is recommended that GSA be asked to relinquish control of the Headquarters power plant to the Agency. Accordingly, a letter from the Director of Central Intelligence to the Administrator of General Services Administration is attached as a first step in this direction.

STAT



Harry E. Fitzwater

Attachments

CONCUR:

STAT

C-24-83
Date

6/28/83
Date, in Service, DDCI, Director of Central Intelligence.

6/30/83
Date

06 JUL 1983
Date

Deputy Director of Central Intelligence

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COMPT- 83- 586
DDA- 83- 0065/6
General Counsel 83-04332

MEMORANDUM FOR: Director of Central Intelligence
 VIA: Deputy Director of Central Intelligence
 Executive Director
 General Counsel
 FROM: Harry E. Fitzwater
 Deputy Director for Administration
 SUBJECT: Agency Operation of the Power Plant at
 Headquarters

25 May 1983

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2. As the daily operational mode of Headquarters becomes more dependent upon data terminals and word processors, the quality of the utilities that has been available to communications/computer centers must be extended to the office areas.
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4. It is recommended that GSA be asked to relinquish control of the Headquarters power plant to the Agency. Accordingly, a letter from the Director of Central Intelligence to the Administrator of General Services is attached as a first step in this direction.

(S)

Harry E. Fitzwater

Attachment
 Letter for your signature

OL 13325-83

SUBJECT: Agency Operation of the Power Plant at Headquarters

CONCUR:

General Counsel _____ Date _____

Executive Director _____ Date _____

Deputy Director of Central Intelligence _____ Date _____

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10 MAY 1983

Acting Director of Logistics _____ Date _____

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STAT OL/RECD/HEB [redacted] (9 May 83)

Urgent

Central Intelligence Agency



Washington, D.C. 20505

The Honorable Gerald P. Carmen
 Administrator
 General Services Administration
 Washington, D.C. 20405

Dear Jerry:

I request your assistance in transferring responsibility for the maintenance and operation of the Central Intelligence Agency (CIA) power plant from the General Services Administration (GSA) to this Agency. Although I am certain that you are aware of the immense importance this Agency attaches to the reliability of its utility systems, it is useful to mention that the Agency must maintain constant worldwide communications and that the processing of information into finished intelligence is more and more directly performed through real time automatic manipulation of data. These functions are in turn dependent on the reliability and quality of utility services provided from the CIA power plant.

For many years the Agency has planned and invested in hardware intended to increase utilities reliability. It has carried on a continuing dialogue with GSA over problem areas which potentially have negative impact on its mission. Many perceived problems such as staffing levels have been difficult for GSA to resolve although, to its credit, it has always been willing to attempt to make improvements where possible. Presently we are faced with an aging power plant in need of significant capital improvement. The experience existing from the evening of 12 May to the morning of 14 May when the Agency had to operate its entire Headquarters facility at a reduced power level while repairs to an underground electrical feeder were accomplished serves as an example of this implication. The Agency's concern that something must soon be done has been reinforced by the recently completed reliability study conducted by Weston Consultants which resulted from agreement with GSA that such a study be commissioned by this Agency.

The proposal that CIA assume full responsibility for the maintenance and operation of its power plant has at times been shown favor by GSA, and it is my judgment that we should now proceed to effect this transfer on an orderly basis. If you agree, I request that representatives from our respective staffs be identified to address the necessary adjustments in management, funding, and staffing of our power house operation.

Yours,

William J. Casey
 Director of Central Intelligence

OL 13317-83

The Honorable Gerald P. Carmen

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Acting Director of Logistics

10 MAY 1983

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(29 Apr 83)